

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Central District of California  
(State)

Case number (if known): Chapter 11

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company

2. All other names debtor used in the last 8 years fka TNP 3745 Pentagon Blvd., DST

Include any assumed names, trade names, and *doing business* as names

3. Debtor's federal Employer Identification Number (EIN) 45 - 6925962

4. Debtor's address

Principal place of business

8875 Research Dr.

Number Street

Irvine CA 92618

City State ZIP Code

Orange

County

Mailing address, if different from principal place of business

Number Street

P.O. Box 11768

P.O. Box

Santa Ana CA 92711

City State ZIP Code

Location of principal assets, if different from principal place of business

3745 Pentagon Blvd.

Number Street

Beavercreek OH 45431

City State ZIP Code

5. Debtor's website (URL) None

Debtor TNP 3745 Pentagon Blvd. LLC, A Delaware limited liability company Case number (if known)  
Name

6. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify: \_\_\_\_\_

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☒ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11. Check all that apply:

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

Debtor TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company  
Name

Case number (if known)

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

☒ No

☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

☐ No

☒ Yes. Debtor See Attachment Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_

MM / DD / YYYY

List all cases. If more than 1, attach a separate list.

Case number, if known \_\_\_\_\_

**11. Why is the case filed in this district?**

Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other \_\_\_\_\_

**Where is the property?**

Number \_\_\_\_\_ Street \_\_\_\_\_

City \_\_\_\_\_ State ZIP Code \_\_\_\_\_

**Is the property insured?**

☐ No

☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

Statistical and administrative information

Debtor TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company  
Name

Case number (if known)

13. Debtor's estimation of available funds

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.  
☒ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5,001-10,000  | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

15. Estimated assets

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million             | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input checked="" type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million           | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million          | <input type="checkbox"/> More than \$50 billion        |

16. Estimated liabilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million             | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input checked="" type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million           | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million          | <input type="checkbox"/> More than \$50 billion        |

Request for Relief, Declaration, and Signatures

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 09/25/2020  
MM / DD / YYYY

X

Signature of authorized representative of debtor

Anthony W. Thompson

Printed name


Officer of Managing member of TNP 3745 Pentagon Blvd, LLC, a  
Delaware limited liability company

Title

Debtor TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company  
Name

Case number (if known)

18. Signature of attorney

 /s/ Leonard M. Shulman

Date 09/ 25/2020  
MM / DD / YYYY

Signature of attorney for debtor

Leonard M. Shulman

Printed name

Shulman Bastian Friedman & Buii LLP

Firm name

100 Spectrum Center Drive, Suite 100

Number Street

Irvine

CA 92618

City

State ZIP Code

949-340-3400

LShulman@shulmanbastian.com

Contact phone

Email address

126349

California

Bar number

State

**Attachment to Voluntary Petition, Item No. 10:  
Pending Bankruptcy Cases by Affiliates of the Debtor**

**1. Debtor: Thompson National Properties, LLC**

**Relationship:** Debtor TNP 3745 Pentagon Blvd, LLC is managed by the signatory trustee  
TNP Commercial Services, LLC, which is owned 100% by Thompson National Properties, LLC  
**District:** Central District of California  
**Dated Filed:** 9/29/2019  
**Case Number:** 8:19-bk-13728-SC

**2. Debtor: TNP Spring Gate Plaza, LLC**

**Relationship:** Debtor TNP Spring Gate Plaza LLC is managed by the signatory trustee  
TNP Commercial Services, LLC, which is owned 100% by Thompson National Properties, LLC  
**District:** Central District of California  
**Dated Filed:** 7/10/2020  
**Case Number:** 8:20-bk-11963-SC

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Leonard M. Shulman - State Bar No. 126349 Shulman Bastian Friedman & Bui LLP 100 Spectrum Center Drive, Suite 600 Irvine, CA 92618 Tele: (949) 340-3400 Facsimile: (949) 340-3000 Email: lshulman@shulmanbastian.com	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re: TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company          <div style="text-align: right;">Debtor(s).</div>	CASE NO.:  CHAPTER: 11  <div style="text-align: center; padding: 10px;"> <b>ATTACHMENT TO VOLUNTARY PETITION FOR NON-INDIVIDUAL FILING FOR BANKRUPTCY UNDER CHAPTER 11</b>   <i>[If debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11 of the Bankruptcy Code, this form shall be completed and attached to the petition.]</i> </div>

1. If any of the Debtor's securities are registered under Section 12 of the Securities Exchange Act of 1934, the SEC file number is n/a.

2. The following financial data is the latest available information and refers to the debtor's condition on \_\_\_\_\_.

- a. Total assets \$ \_\_\_\_\_
- b. Total debts (including debts listed in 2.c., below) \$ \_\_\_\_\_
- c. Debt securities held by more than 500 holders

			Approximate number of holders:
<input type="checkbox"/> secured	<input type="checkbox"/> unsecured	<input type="checkbox"/> subordinated	
<input type="checkbox"/> secured	<input type="checkbox"/> unsecured	<input type="checkbox"/> subordinated	
<input type="checkbox"/> secured	<input type="checkbox"/> unsecured	<input type="checkbox"/> subordinated	
<input type="checkbox"/> secured	<input type="checkbox"/> unsecured	<input type="checkbox"/> subordinated	
<input type="checkbox"/> secured	<input type="checkbox"/> unsecured	<input type="checkbox"/> subordinated	

d. Number of shares of preferred stock \_\_\_\_\_

e. Number of shares of common stock \_\_\_\_\_

Comments, if any:

3. Brief description of the Debtor's business:

4. List the names of any persons who directly or indirectly owns, controls, or holds, with power to vote, 5% or more of the voting securities of the Debtor:

**TNP 3745 PENTAGON BLVD., LLC**  
a Delaware limited liability company

**RESOLUTION**

This is to certify that at a meeting of members of **TNP 3745 PENTAGON BLVD., LLC, a Delaware limited liability company**, held on **September 25, 2020**, the following resolution was duly adopted:

**"WHEREAS**, this limited liability company is unable to pay its debts as said debts mature;

**"NOW, THEREFORE, BE IT RESOLVED**, that the members of this limited liability company be, and they hereby are authorized and directed on behalf of this limited liability company to prepare, file and execute the company's Petition for Bankruptcy provided in **Chapter 11** of the Bankruptcy Code and all of the necessary papers in connection therewith, in the United States Bankruptcy Court, Central District of California, Santa Ana Division, and further to such end, to do any other acts, execute all necessary documents, and take any other steps in the name and in behalf of the company necessary or appropriate to obtaining such relief; and the members are further authorized to retain as counsel for the company in said proceeding, the law firm of Shulman Bastian Friedman & Bui LLP."

**SAID RESOLUTION** is still in full force and effect.

Dated: September 25, 2020

**TNP 3745 PENTAGON BLVD., LLC**  
~~a Delaware limited liability company~~

By: 

---

Anthony W. Thompson,  
Officer of Managing Member of  
TNP 3745 Pentagon Blvd, LLC,  
a Delaware limited liability company



**Fill in this information to identify the case:**

Debtor name TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company  
United States Bankruptcy Court for the: Central District of California  
(State)  
Case number (If known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	None						
2							
3							
4							
5							
6							
7							
8							

Debtor TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company  
Name

Case number (if known) \_\_\_\_\_

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

**STATEMENT OF RELATED CASES  
INFORMATION REQUIRED BY LBR 1015-2  
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA**

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

N/A

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

N/A

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

See attached.

4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

N/A

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at Irvine, California

Date: September 25, 2020

  
\_\_\_\_\_  
Signature of Debtor 1

\_\_\_\_\_  
Signature of Debtor 2

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Attachment to Statement of Related Cases, Item No. 3  
Pending Bankruptcy Cases by Affiliates of the Debtor**

**1. Debtor: Thompson National Properties, LLC**

**Relationship: Debtor TNP 3745 Pentagon Blvd, LLC is managed by the signatory trustee  
TNP Commercial Services, LLC, which is owned 100% by Thompson National Properties, LLC  
District: Central District of California  
Dated Filed: 9/29/2019  
Case Number: 8:19-bk-13728-SC**

**2. Debtor: TNP Spring Gate Plaza, LLC**

**Relationship: Debtor TNP Spring Gate Plaza LLC is managed by the signatory trustee  
TNP Commercial Services, LLC, which is owned 100% by Thompson National Properties, LLC  
District: Central District of California  
Dated Filed: 7/10/2020  
Case Number: 8:20-bk-11963-SC**

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA, SANTA ANA DIVISION

In re

**TNP 3745 Pentagon Blvd., LLC, a Delaware limited  
liability company**

Debtor.

Case No.  
Chapter 11

**LIST OF EQUITY HOLDERS**

<u>Shareholder</u>	<u>% of Interest</u>
SEE ATTACHED	

I declare, under penalty of perjury, that the foregoing is true and correct.

Date: September 25, 2020

**TNP 3745 Pentagon Blvd., LLC, a  
Delaware limited liability company**

By: Anthony W. Thompson,  
Officer of Managing Member of TNP 3745 Pentagon  
Blvd., LLC, a Delaware limited liability company

Equity Holder 3475 Pentagon Blvd LLC	Address	City	State	Zip	Dollar_Invested	Percentage
Daniel & Virginia Chung 1995 Family Trust	1 Gravatt Drive	Berkeley	CA	94705	\$485,000.00	7.98%
Attn Daniel & Virginia Chung Trustees						
Daline Family Trust dtd 1/14/03	204 Somerset Drive	Brentwood	CA	94513	\$0.00	0.00%
Arthur G & Cecelia N Daline TTEES						
Tran Liv Trust dtd 4/13/03	4114 Via Candidiz, Uni San Diego		CA	92130	\$117,000.00	1.93%
Steven T & Cynthia T Tran TTEES						
Mark R & Jacquelyn G Boyd	1380 Shoreline Drive	Santa Barbara	CA	93109	\$230,000.00	3.79%
Aaron T Ishikawa	4858A Dovewood Terr	Boynton Beach	FL	33436	\$226,000.00	3.72%
Brimley & Associates	8352 Porto Fino Ct.	Sandy	UT	84093	\$500,000.00	8.23%
Richard Brimley						
Norman A Sauer, Jr & Annamaria S Sauer Rev Trust dtd 7/24/08	636 E. Broad Street	Nevada City	CA	95959	\$247,831.71	4.08%
Norman A & Annamaria S Sauer						
Donald L & Margaret K Wong AB Living Trust	225 Palm Drive	Piedmont	CA	94610-105	\$161,000.00	2.65%
Donald L & Margaret K Wong						
Patricia M Andreani	3072 Dragonfly Street	Glendale	CA	91206	\$342,000.00	5.63%
Choy Family Trust dtd 9/6/06	901 Regent Drive	Los Altos	CA	94024	\$100,000.00	1.65%
Raylin & Esther L Choy						
McKinnon Family Trust UAD 10/9/02	2024 Pinot Court	Livermore	CA	94550-616	\$252,279.15	4.15%
Lawrence T & Emma M McKinnon						
MB Kelly Family Trust dtd 11-28-88	12214 Ridge Drive	Santa Rosa Valley	CA	93012	\$350,000.00	5.76%
MB Kelly						
Rose C D'Amore Trust	827 N. Hollywood Way	Burbank	CA	91505	\$262,500.00	4.32%
Joseph D'Amore Co-Trustee						
2001 Edward D Betz Rev Trust	4555 Sherman Oaks Ave	Sherman Oaks	CA	91403	\$1,030,927.84	16.97%
Edward D Betz						
Jerry A & Vicki J Pippin	2605 Grail Maiden Ct	Lewisville	TX	75056	\$62,461.30	1.03%
Paul & Beryl Nelson Joint Trust	81815 Corte Valdemor	Indio	CA	92203	\$50,000.00	0.82%
Thomas E Smith, Jr & Lorraine C Smith Liv Trust dtd 12-28-10	14387 Auburn Ct	Chino Hills	CA	91709	\$80,000.00	1.32%
Charlotte Policari-Andrews Rev Trust dtd 2-24-06	2609 Hidden Cove	Wilmington	NC	28411	\$55,000.00	0.91%
Leslie Ann Ratzlaff	27 Onway Lake Road	Raymond	NH	3077	\$60,000.00	0.99%
Carmela Esani 1994 Liv Tr Amd 2-20-14	1904 Summit Drive	Escondido	CA	92027	\$613,000.00	10.09%
Carmela Esani TTEE						
Michael J Esani	2953 Paseo Del Sol	Escondido	CA	92025	\$200,000.00	3.29%
Valerie Anna Dull	10733 Pivitol Ave.	Mesa	AZ	85212	\$200,000.00	3.29%
David J Esani	2147 Valley Rim Glen	Escondido	CA	92026	\$200,000.00	3.29%
The AG Revocable Trust Year 2017					\$125,000.00	2.06%
Cecelia M Nistler					\$125,000.00	2.06%

**Fill in this information to identify the case and this filing:**

Debtor Name TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company  
United States Bankruptcy Court for the: Central District District of California  
(State)  
Case number (if known): \_\_\_\_\_

**Official Form 202**

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule \_\_\_\_\_
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☒ Other document that requires a declaration List of Equity Holders

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 09/25/2020  
MM / DD / YYYY

X

Signature of individual signing on behalf of debtor

Anthony W. Thompson  
Printed name

Officer of Managing Member  
Position or relationship to debtor

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Leonard M. Shulman - State Bar No. 126349 Shulman Bastian Friedman & Bui LLP 100 Spectrum Center Drive, Suite 600 Irvine, CA 92618 Tele: (949) 340-3400 Facsimile: (949) 340-3000 Email: lshulman@shulmanbastian.com  <input type="checkbox"/> Debtor(s) appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re: TNP 3745 Pentagon Blvd., LLC, a Delaware limited liability company	CASE NO.: CHAPTER: 11
Debtor(s).	<b>VERIFICATION OF MASTER MAILING LIST OF CREDITORS [LBR 1007-1(a)]</b>

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 7 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: 09/25/2020

  
\_\_\_\_\_  
Signature of Debtor 1

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Debtor 2 (joint debtor) (if applicable)  
/S/ Leonard M. Shulman

Date: 9/25/2020

\_\_\_\_\_  
Signature of Attorney for Debtor (if applicable)



2001 Edward D Betz Rev Trust  
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Attn President & R Kirchner Vp Real Es  
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American National Insurance Company  
Attn President & Hff Lp P Vanderlinden  
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Carmela Esani 1994 Liv Tr  
Amd 2-20-14, Carmela Esani Ttee  
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Cecelia M Nistler  
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Charlotte Policari-Andrews Rev Trust  
Dtd 2-24-06  
2609 Hidden Cove  
Wilmington, NC 28411

Choy Family Trust Dtd 9/6/06  
Raylin & Esther L Choy  
901 Regent Drive  
Los Altos, CA 94024

Daline Family Trust Dtd 1/14/03  
Arthur G & Cecelia N Daline Ttees  
204 Somerset Drive  
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Daniel & Virginia Chung 1995 Family T  
Daneil & Virginia Chung Trustees  
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Living Tst, Donald & Margaret Wong Tr  
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MB Kelly Family Trust  
Dtd 11-28-88  
12214 Ridge Drive  
Santa Rosa Valley, CA 93012

Mark R & Jacquelyn G Boyd  
1380 Shoreline Drive  
Santa Barbara, CA 93109

Mckinnon Family Trust UAD 10/9/02  
Lawrence T & Emma M Mckinnon  
2024 Pinot Court  
Livermore, CA 94550-6166

Michael J Esani  
2953 Paseo Del Sol  
Escondido, CA 92025

Norman A Sauer, Jr & Annamaria S  
Sauer Rev Trust Dtd 7/24/08  
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Nevada City, CA 95959

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Paul & Beryl Nelson Joint Trust  
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Indio, CA 92203

Rose C D'amore Trust  
Joseph D'amore Co-Ttee  
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The AG Revocable Trust Year 2017  
Art Daline  
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Brentwood, CA 94513

Thomas E Smith, Jr & Lorraine C Smith  
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14387 Auburn Ct  
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